

## CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> <li>• Public Health Services, Healthy and Safe Communities Department;</li> <li>• Enbridge;</li> <li>• Bell Canada;</li> <li>• Hamilton Conservation Authority; and,</li> <li>• Alectra Utilities.</li> </ul>	No Comment/No Objection.	Noted.
Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department	Development Engineering does not support the Zoning Bylaw Amendment application for Block 1 until all services within Lewis Road and the future municipal roads shown on the subject site and abutting lands to the west have been installed and are fully operational in accordance with the Block 3 Servicing Study approved by Council. In addition, Block 1 cannot proceed until the existing watermain upgrade from 150 mm to 300 mm and a future storm sewer on Lewis Road have been installed and are fully operational to provide watermain services and a storm outlet for Block 1.	<p>The application cannot be supported as no subdivision application was submitted. Both development applications are required to provide a fulsome analysis. The Zoning By-law application is considered premature.</p> <p>Servicing upgrades, right-of-way dedications, costs and requirements can be addressed with a future Draft Plan of Subdivision application.</p>

Department/Agency	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning has no objections to the proposal in principle as it does not hinder the implementation of the Fruitland-Winona Secondary Plan and the Block 3 Servicing Strategy, including the planned land uses and transportation network. Staff indicated that with the absence of a Draft Plan of Subdivision application the proposal is premature.</p> <p>Future right-of-way dedications are required, including a 3.05 metre widening along Lewis Road to achieve a total right-of-way of 26.213 metres.</p> <p>Additionally, the planned Collector Road 'D' will intersect Lewis Road through the subject property and requires a full 26.213 metre right-of-way dedication. A 12.19 metre x 12.19 metre Daylighting Triangle at the intersection of Lewis Road and Collector Road 'D' must also be dedicated, as this location is identified for a potential neighbourhood roundabout in the Fruitland-Winona Secondary Plan.</p>	<p>The application cannot be supported as no subdivision application was submitted. Both development applications are required to provide a fulsome analysis. The Zoning By-law application is considered premature.</p> <p>Infrastructure improvements, right-of-way dedications, daylighting triangle dedications, costs and requirements can be addressed with a future Draft Plan of Subdivision application.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>As currently designed, the development is eligible and serviceable for municipal curb side collection services.</p> <p>The future Draft Plan of Approval should include the following notations: 1. Prior to the start of municipal waste collection service, the development must be substantially complete and be free of construction debris and construction related activities. 2. The developer is responsible for all waste removal up until the time that municipal collection services are approved and initiated.</p>	<p>Noted. The notations can be addressed within the future Draft Plan of Subdivision application.</p>

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Forestry and Horticulture Section, Environmental Services Division, Public Works Department	<p>Forestry completed the review of the Arborist report, prepared by Arborwood Tree Service Inc. dated October 1, 2024, and has determined that there are no municipal trees noted or impacted by this development. Forestry will not require a public tree permit at this time.</p> <p>Forestry does not approve of the landscape plans, prepared by Adesso Design Inc. dated January 6, 2025, as revisions are required.</p>	<p>Noted. The landscape plan can be addressed with a future Draft Plan of Subdivision application. The Standard Form Subdivision Agreement (Clause 2.8) addresses requirements for street tree plantings.</p>
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<p>It has been determined that 255 Lewis Road is currently an unofficial address. To formalize the address, the applicant must complete and submit the Change/Additional Address form to initiate the formal addressing process.</p> <p>As the proposal is not subject to Site Plan Control, a municipal address will be assigned only after the Zoning By-law Amendment is finalized and prior to the Building Permit application. The owner and agent should also ensure that the assigned municipal addresses are visibly affixed to the dwellings once constructed.</p>	<p>Noted.</p>